

**ORDINANCE #08-<sup>16</sup>**  
**PROPOSED ORDINANCE #08-14A**

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,  
ARTICLE III, DIVISION 3.1,  
SINGLE-FAMILY DWELLING DISTRICT RS-3, AND ARTICLE VI, SIGNS, BY  
ADDING PROVISIONS FOR STUDIOS OR WORKSHOPS FOR ARTISTS AND  
ARTISANS AS A SPECIAL EXCEPTION USE  
(PCR #08-006)**

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

**BE IT ORDAINED** that Chapter 21, Zoning, of the Code of the City of Williamsburg, Virginia is hereby amended by adding Article III, Division 3.1, Single Family Dwelling District RS-3, Section 21-173(3) and Article VI, Signs, Sec. 21-743(3.1), which shall read as follows:

**ARTICLE III. DISTRICT REGULATIONS**

**DIVISION 3.1. SINGLE-FAMILY DWELLING DISTRICT RS-3**

**Sec. 21-173. Uses permitted as special exceptions**

Uses permitted in the single-family dwelling district RS-3 with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

- (1) An accessory apartment in a single-family detached dwelling, occupied by elderly or handicapped relatives of the owner-occupant of the dwelling, and in accordance with section 21-604.
- (2) Rental of bedrooms in a single-family detached dwelling to roomers and visitors in accordance with section 21-605.
- (3) Studios or workshops for artists and artisans conducted in a dwelling unit or in an accessory building on the same lot as the dwelling unit by members of the family residing on the premises, as follows:
  - a. Artists may include, but are not limited to, woodworkers, potters/ceramicists, candle makers, stained-glass makers, glass artists, textile artists, jewelers, painters, printmakers, photographers, musical instrument makers, papermakers, sculptors, and other arts and crafts uses of a similar nature.
  - b. Use of the premises may include the showing and sale of art made on- or off-premises.
  - c. An electric or gas-fired kiln with an interior volume of up to 50 cubic feet may be used for pottery and/or ceramics.
  - d. Materials and supplies shall not be stored outdoors.
  - e. No additional off street parking shall be required.

- f. Applicable provisions of the Uniform Statewide Building Code, and all other applicable laws and regulations, shall be met.
- g. The application for a special exception shall include: a floor plan, to scale, showing the location and proposed use of any studio or workshop space, including its dimensions and floor area; and a minor site plan in accordance with Article VII, Site Plans, showing the location of the parking to be provided, and the lot coverage of the driveways and parking areas.
- h. It does not occupy more than one-third of the floor area of the dwelling unit or exceed an area greater than 600 square feet, whichever is less.
- i. In reaching a decision on the authorization of a special exception, the board of zoning appeals shall consider, in addition to the criteria contained in Sec. 21-97(f), the following:
  - 1. The noise, dust, smoke or odors generated by the proposed studio or workshop.
  - 2. The hours of operation of the proposed studio or workshop.

## ARTICLE VI. SIGNS.

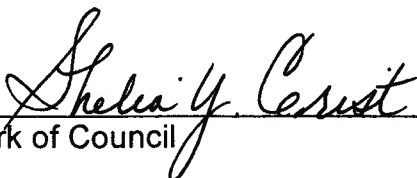
### Sec. 21-743. Sign regulations for the residential sign district.

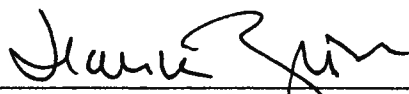
The following regulations shall apply in the residential sign district:

- (3.1) Studios or workshops for artists and artisans. One building mounted or freestanding sign not exceeding two and one-half square feet in area for the purpose of identifying permitted studios or workshops for artists and artisans on the same lot as a dwelling unit shall be permitted. The sign shall be in lieu of any sign permitted by section 21-743(1). Illumination shall be limited to not more than two 25 watt bulbs.

This ordinance shall become effective on the tenth day following its passage.

Adopted: June 12, 2008

  
Clerk of Council

  
Jeanne Zeidler, Mayor